BILL GARRETT, Davidson County
Trans:T20160007268 DEEDWARR
Recvd: 01/28/16 08:31 6 pgs
Fees:32.00 Taxes:0.00
20160128-0008055

THIS INSTRUMENT PREPARED BY:
Stephanie J. Edwards
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

William Glenn Walden, as Trustee, Affiant

Subscribed and sworn to before me,
this 15th day of January, 2016

Notary Public
My Commission Expires: _____

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires DEC 6 2016

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
William Glenn Walden, Trustee Pamela Nell Walden, Trustee 8153 Popular Creek Road Nashville, TN 37221	William Glenn Walden, Trustee Pamela Nell Walden, Trustee 8153 Popular Creek Road Nashville, TN 37221	155 00 0 296.00 155 00 0 073.00 155 00 0 235.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **WILLIAM GLENN WALDEN and PAMELA NELL WALDEN, husband and wife,** as tenants by the entirety, (collectively, "Grantor"), have bargained and sold, and by these presents do transfer and convey a fifty percent (50%) undivided interest unto **William Glenn Walden, as trustee of the William G. Walden Revocable Trust u/a dated January 15, 2016**, and a fifty (50%) undivided interest unto **Pamela Nell Walden, as trustee of the Pamela Nell Revocable Trust u/a dated January 15, 2016,** their successors and assigns (collectively, "Grantee"), all of our right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

WITNESS my hand this 15th day of January, 2016.

WILLIAM GLENN WALDEN

PAMELA NELL WALDEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM GLENN WALDEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 15th day of January, 2016.

Notary Public

My Commission Expires: _____

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAMELA NELL WALDEN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 15th day of January, 2016.

Notary Public

My Commission Expires: _____

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

TRACT 1

Being a tract of land a shown on Property Map 155, Assessor's Office, and lying wholly within the 35th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee.

Bounded in general by Poplar Creek Road on the north; William G. Walden remainder on the east and south; Poplar Wood Section One on the west, more particularly described as follows:

Beginning at an existing concrete monument on the south side of Poplar Creek Road (37' from the center), the northeast corner of Poplar Wood Section One (Ref. Plat Book 9700, Page 196, RODC); thence with the south right of way of Poplar Creek Road with a curve to the right having the following characteristics: Delta = 10° 48' 53"; Radius = 674.20'; Arc = 127.26'; Tangent = 63.82'; Chord = N 73° 29' 12" E 127.07' to an iron pin set this survey; thence with 5 new lines severing the William G. Walden Property, S 16° 12' 32" E 175.49' to an iron pin set; thence N 73° 47' 28" E 100.00' to an iron pin set; thence S 08° 42' 49" E 197.94' to an iron pin set; thence S 15° 25' 27" E 701.99' to an iron pin set; thence S 84° 53' 25" W 249.89' to an existing concrete monument in the east line of the aforementioned Poplar Wood Subdivision; thence with the east line of said subdivision N 04° 53' 10" W 124.48' to a 30" white oak at a fence corner; thence N 14° 32' 11" W 653.77' to an existing concrete monument; thence N 13° 53' 55" W 249.53' to the point of beginning, containing 5.01 acres, more or less, and being a portion of William G. Walden and Pamela N. Walden property as recorded in Instrument No. 20110523-0039334 and being a portion of Lot 1 Walden Subdivision as recorded in Plat Book 6250, Page 409, Register's Office according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated July 15, 2011.

The above tract is subject to all easements, restrictions, covenants of record.

INCLUDING a 20' ingress-egress easement running from Poplar Creek Road along an existing paved drive to the east line of the above tract described as follows:

Commencing at an existing concrete monument on the south side of Poplar Creek Road (37' from the center), the northeast corner of Poplar Wood Section One (Ref. Plat Book 9700, Page 196, RODC); thence N 77° 43' 05" E 225.77' to the point of beginning on the south R.O.W. of Poplar Creek Road for the following described 20' ingress-egress easement; thence leaving Poplar Creek Road and with the center of said 20' easement for the following 4 calls to point: S 15° 33' 41" E 69.49'; S 01° 57' 01" W 41.64'; S 14° 16' 53" W 31.03'; S 62° 38' 44" W 69.99' to a point in the east line of the above tract.

Being the same property conveyed to William G. Walden and wife, Pamela N. Walden, by Deed of Partition from William G. Walden and wife, Pamela N. Walden, of record as Instrument No. 20120509-0040303, Register's Office for Davidson County, Tennessee.

This is improved property known as 8153 Poplar Creek Road, Nashville, TN 37221.

TRACT 2

Bounded in general by Poplar Creek Road on the north; Lot 2 of D.G. Walden Subdivision and Allens Green Subdivision on the east; J. Robertson on the south; Poplar Wood Section One and William Walden's 5.01 acre tract on the west, more particularly described as follows:

Commencing at an existing concrete monument on the south side of Poplar Creek Road (37' from the center), the northeast corner of Poplar Wood Section One (Ref. Plat Book 9700, Page 196, RODC); thence with the south right of way Poplar Creek Road with a curve to the right having the following characteristics: Delta = 10° 48' 53"; Radius = 674.20'; Arc = 127.26'; Tangent = 63.82'; Chord = N 73° 29' 12" E 127.07' to an iron pin set this survey, the true point of beginning for the following described tract: thence with the south side of Poplar Creek Road with a curve to the right having the following characteristics: Delta = 16° 45' 21" Radius = 674.20'; Arc = 197.17'; Tangent = 99.29'; Chord = N 87° 16' 20" E 196.47' to a point in the west line of Lot 2 of D.G. Walden Subdivision (Plat Book 6250, Page 409, RODC); thence leaving Poplar Creek Road and with the west and south lines of said Lot 2, S 08° 48' 56" E 339.25' to an existing iron pin; thence N 81° 11' 17" E 261.52' to a point in the west line of Allen's Green Section One (Ref. Plat Book 7900, Page 632, RODC); thence with the west line of Allen's Green S 08° 36' 40" E 1152.53' to an existing iron pin, the northeast corner of J. Robertson (Ref. Deed Book 11504, Page 273, RODC); thence with Robertson's north line S 67° 29' 21" W 146.02' to a 6" Poplar in a fence; thence S 82° 48' 51" W 392.74' to a point in the east line of Poplar Wood Section One (Ref. Plat Book 9700, Page 196, RODC); thence with the east line of Poplar Wood Subdivision N 04° 50' 01" W 496.96' to an existing concrete monument, the southwest corner of William Walden's 5.01 acre tract; thence with the 5.01 acre tract's south and east line N 84° 53' 25" E 249.89' to an iron pin set; thence N 15° 25' 27" W 701.99' to an iron pin set; thence N 08° 42' 49" W 197.94' to an iron pin set; thence S 73° 47' 28" W 100.00' to an iron pin set; thence N 16° 12' 32" W 175.49' to the true pint of beginning, containing 11.49 acres, more or less, and being the remainder of William G. Walden and Pamela N. Walden Property as recorded in Instrument No. 20110523-0039334 and being a portion of Lot 1 Walden Subdivision as recorded in Plat Book 6250, page 409, Register's Office according to a compiled survey of deeds and field location by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated July 15, 2011.

The above tract is subject to all easements, restrictions, covenants of record.

SUBJECT TO a 20' ingress-egress easement running from Poplar Creek Road, along an existing paved drive to the east line of William Walden's 5.01 acre tract described as follows:

Commencing at an existing concrete monument on the south side of Poplar Creek Road (37' from the center), the northeast corner of Poplar Wood Section One (Ref. Plat Book 9700, Page 196, RODC); thence N 77° 43' 05" E 225.77' to the point of beginning on the south R.O.W. of Poplar Creek Road for the following described 20' ingress-egress easement; thence leaving Poplar Creek Road and with the center of said 20' easement for the following 4 calls to point: S 15° 33' 41" E 69.49'; S 01° 57' 01" W 41.64'; S 14° 16' 53" W 31.03'; S 62° 38' 44" W 69.99' to a point in the east line of William Walden's 5.01 acre tract.

Being the same property conveyed to William G. Walden and wife, Pamela N. Walden, by Deed of Partition from William G. Walden and wife, Pamela N. Walden, of record as Instrument No. 20120509-0040304, Register's Office for Davidson County, Tennessee.

This is improved property known as 8153 Poplar Creek Road, Nashville, TN 37221.

TRACT 3

Lot 1 of the D.G. Walden Subdivision, as per plat thereof recorded at Book 6250, page 409, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William G. Walden and wife, Pamela N. Walden, by Quitclaim Deed from William G. Walden, of record as Instrument No. 20110523-0039334, Register's Office for Davidson County, Tennessee.

This property is commonly known as 8153 Popular Creek Road, Nashville, TN 37221.